

**SITE LOCATION:** 641 Heights Boulevard**AGENDA ITEM: II.x****HISTORIC DISTRICT:** Houston Heights South**HPO File No. 140225****Owner:** Leticia Ramirez, Neat Home Investors, LLC**Applicant:** Same**Date Application Accepted:** 1/29/2014**90-day Waiver:** N/A**SITE INFORMATION:**

Tract 2, Block 276, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a 1-story 1,630 square foot residence situated on a 6,900 square foot (46'x150') lot.

**TYPE OF APPROVAL REQUESTED: Alteration – Rear 2-story addition to a 1-story contributing house**

The applicant proposes to construct a two-story addition at the rear wall of the existing contributing historic house. The front porch will also be restored and a porte cochere will be added to the south elevation.

**Project Details:**

- **Shape / Mass:** The existing historic house has a width of 30'-0" and a length of 56'-5" (including the enclosed front porch). A 16'-8" wide by 12'-10" deep porch extension has been constructed on the front of the house. The existing house has a ridge height of 20'-8". Along with a front porch extension, a wheel chair ramp has been constructed on the south elevation.

The proposed addition will begin at the rear wall of the existing structure. The addition will have a width of 36'-0" and a depth of 32'-9". The front porch extension will be removed and the existing front porch will be reopened. The existing porch piers are still visible as they have been built into the enclosed porch wall (see photos for more detail). The wheelchair ramp on the south elevation will be removed and a porte cochere will be constructed in its place. The porte cochere will be 8'-7" wide and 10'-5" tall. It will be supported by two square wood columns. According to the Sanborn Maps, this house originally featured a porte cochere on the south elevation. The total length of the structure will be 81'-7". The proposed ridge height of the addition will be 30'.

- **Setbacks:** The existing house has a front (east) setback of 37'-10"; a south side setback of 13'; a north side setback of 3'; and a rear (west) setback of 55'-9".

After the front porch extension is removed and the enclosed front porch is reopened, the front setback will be 45'-1"; the south side will have a setback of 3' (from the proposed porte cochere); the north side setback will remain at 3'; and the rear (west) setback will be 23'.

- **Roof:** The existing house has a composition shingle front gable roof with a pitch of 6:12. The front porch extension also has a front gable and a roof pitch of 6:12. There is a lower cross gable roof at the sides. The main roof is hipped at the rear. The house has an existing eave height of 11'-6". The roof features exposed rafter tails.

The proposed addition will have a composition hipped roof with a pitch of 4.6:12. The proposed eave height will be 22'. The proposed roof will feature exposed rafter tails.

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## CERTIFICATE OF APPROPRIATENESS

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**HAHC ACTION:** Approval**BASIS FOR ISSUANCE:** HAHC Approval**EFFECTIVE:** February 13, 2014

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**Planning Official****Date**

This Certificate of Appropriateness is valid for one year from its effective date.

This Certificate is in addition to any permits or approvals that are required by municipal, state and federal law.

Your plans must be stamped by Historic Preservation Office staff prior to submittal to permitting. Call 713-837-7963 to set up an appointment.

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- **Exterior Materials:** The existing house is clad in wood siding.  
The proposed addition will be clad in horizontal beveled wood siding.
- **Windows / Doors:** The existing windows are all 1-over-1 wood sash windows. The existing house features a wood front door with glass lites and recessed panels. There is a secondary door on the south elevation which allows access from the wheelchair ramp.  
  
All existing windows will be retained (with the exception of those at the rear). The proposed windows will be 1-over-1 wood sash windows to match existing. See window schedule for more detail. The existing front door will be replaced. The wheelchair ramp door will be removed. A new door will be installed in the addition on the western portion of the façade.
- **Foundation:** The existing house has a pier and beam foundation with a finished floor height of 2'-6".  
  
The existing foundation will be leveled. The proposed addition will feature a pier and beam foundation and will match the existing finished floor height of 2'-6".

**NOTE: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap, must be retained in place, except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures, and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing the materials. A revised COA may be required.**

#### **Elevation Details:**

- **East Elevation (front facing Heights Boulevard):** The existing house has a front facing gable and an enclosed front facing gable porch. The enclosed front porch is located on the northern two-thirds of the façade. The existing brick piers and wood columns are embedded into the wall. The front door and a pair of windows is located on the façade of the enclosed porch. An extension to the front porch was constructed at an earlier time. This extension has a raised floor and a front gable roof. It is supported by 3 square wood posts. To the south of the enclosed porch is a pair of windows. A shed roof covers a walkway to the porch extension. The house gable features a divided lite window flanked by brackets. A chimney rises along the north elevation. See photos and drawings for more detail.  
  
The proposed addition will begin at the rear wall of the existing structure. The addition will be flush with the north elevation and extend 6' past the southern extent (footprint) of the existing structure. A door will be located on the first-story of this portion. The addition will rise above the existing house and feature two pairs of windows on the second-story. A hipped roof with exposed rafter tails will top the addition. A porte cochere will be constructed at the south elevation. It will be topped by wood slats. See drawings for more detail.
- **South Elevation (facing side property line):** The existing south elevation features the profile of the front porch extension to the east. The side of the enclosed front porch features a door with wood panels and divided-lites. To the west of the enclosed front porch is a pair of windows a wheelchair ramp with a side door entrance two smaller windows and a row of three windows. A cross gable roof is located above the wheelchair ramp. A deck is located at the rear and is covered by a shed roof. The house is topped by a front gable roof that hips at the rear. See photos and drawings for more detail.  
  
The wheel chair ramp door on the south elevation of the existing house will be removed and replaced by a window. The wheel chair ramp will be removed and replaced with a porte cochere topped by wood slats. The south elevation of the proposed addition begins at the rear wall of the existing structure and extends

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approximately 33' to the west. The first floor will feature two windows while the second floor will feature no fenestration. At the rear will be the side profile of a double gallery porch. On the first level, brick piers topped by a tapered wood column will support the second level porch. On the second level, wood columns will support the roof. A hipped roof with exposed rafter tails will top the addition. See drawings for more detail.

- North Elevation (facing side property line): The existing north elevation features the profile of the front porch extension to the east. The side of the enclosed porch features no fenestration. To the west of the enclosed porch is a chimney flanked by windows. The rest of the north elevation features a pair of windows and two additional windows. A cross gable roof is located above the pair of windows. A deck is located at the rear and is covered by a shed roof. The house is topped by a front gable roof that hips at the rear. See photos and drawings for more detail.

The proposed north elevation of the proposed addition will be flush with the existing structure. A vertical board will delineate the connection between the existing structure and the proposed addition. The first-story will feature a single window. The second-story will not feature any fenestration. At the rear will be the side profile of a double gallery porch. On the first level, brick piers topped by a tapered wood column will support the second level porch. On the second level, wood columns will support the roof. A hipped roof with exposed rafter tails will top the addition. See drawings for more detail.

- West Elevation (facing rear property line): The northern half of the rear elevation features a large fixed window. The southern portion features a door and a row of three windows. A deck topped by a shed roof extends back from the southern half of the rear. The rear of the house is topped by a hipped roof. See photos and drawings for more detail.

The rear of the proposed addition will feature a full width double gallery porch. The first-story will feature French doors flanked by large windows on the northern half and door adjacent to a row of three windows on the southern half. The second-story will feature a pair of windows adjacent to a door on the northern half which will be mirrored on the southern half. A hipped roof with exposed rafter tails will top the addition. See drawings for more detail.

**HISTORY AND SIGNIFICANCE:**

The property is contained within the boundary of the Houston Heights Historic District South. At the time of the district survey, the 1-story Bungalow-style residence constructed circa 1920 was classified as 'Potentially Contributing' to the district.

Houston Heights, established in 1891 and named for its elevation 23 feet above that of downtown Houston, was one of the earliest planned communities in Texas. It flourished as a distinct municipality until 1918 when it was annexed to the City of Houston. Despite rapid redevelopment in the 20th century, Houston Heights still maintains the feel of a small town with its historic Victorian and bungalow-style homes. Houston Heights Historic Districts West, East and South cover a large portion of the original Houston Heights plat – making Houston Heights the largest historically designated area of the city. The neighborhood boasts many structures designated as City of Houston Historic Landmarks, Recorded Texas Historic Landmarks and/or listed in the National Register of Historic Places. Houston Heights South was designated as a historic district by Houston City Council on June 29th of 2011.

**PUBLIC COMMENT:**

No public comment received.

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**CERTIFICATE OF APPROPRIATENESS**

**SITE LOCATION:** 641 Heights Boulevard**AGENDA ITEM: II.x****HISTORIC DISTRICT:** Houston Heights South**HPO File No. 140225****APPROVAL CRITERIA****Sec. 33-241(a). EXTERIOR ALTERATION, REHABILITATION, RESTORATION AND ADDITION**

HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

**S D NA****S - satisfies D - does not satisfy NA - not applicable**

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions.   |

**STAFF RECOMMENDATION: Approval of the COA****CERTIFICATE OF APPROPRIATENESS**

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**HISTORIC DISTRICT:** Houston Heights South

**HPO File No. 140225**

**Site Location Map**

**HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH**



**CERTIFICATE OF APPROPRIATENESS**



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**HPO File No. 140225**

**Current Photograph**



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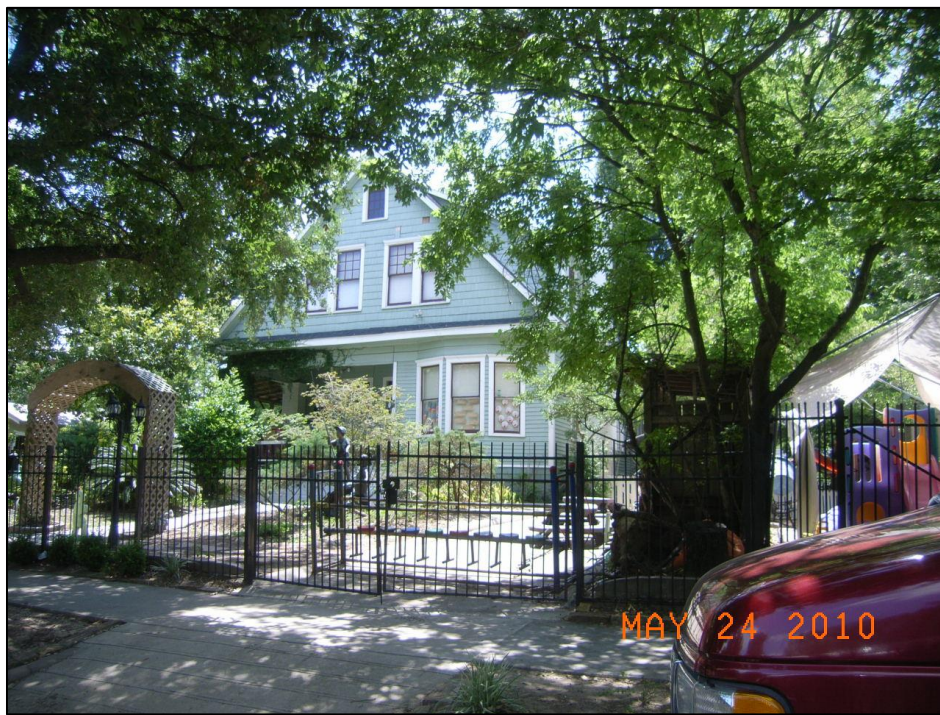
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**HPO File No. 140225**

**Neighboring Properties**



To the South (639 Heights: Contributing)



To the North (Not in District)

**CERTIFICATE OF APPROPRIATENESS**

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**AGENDA ITEM: II.x**

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**HPO File No. 140225**

**Blockface Photographs**



Across the Street (638 Heights: Contributing)

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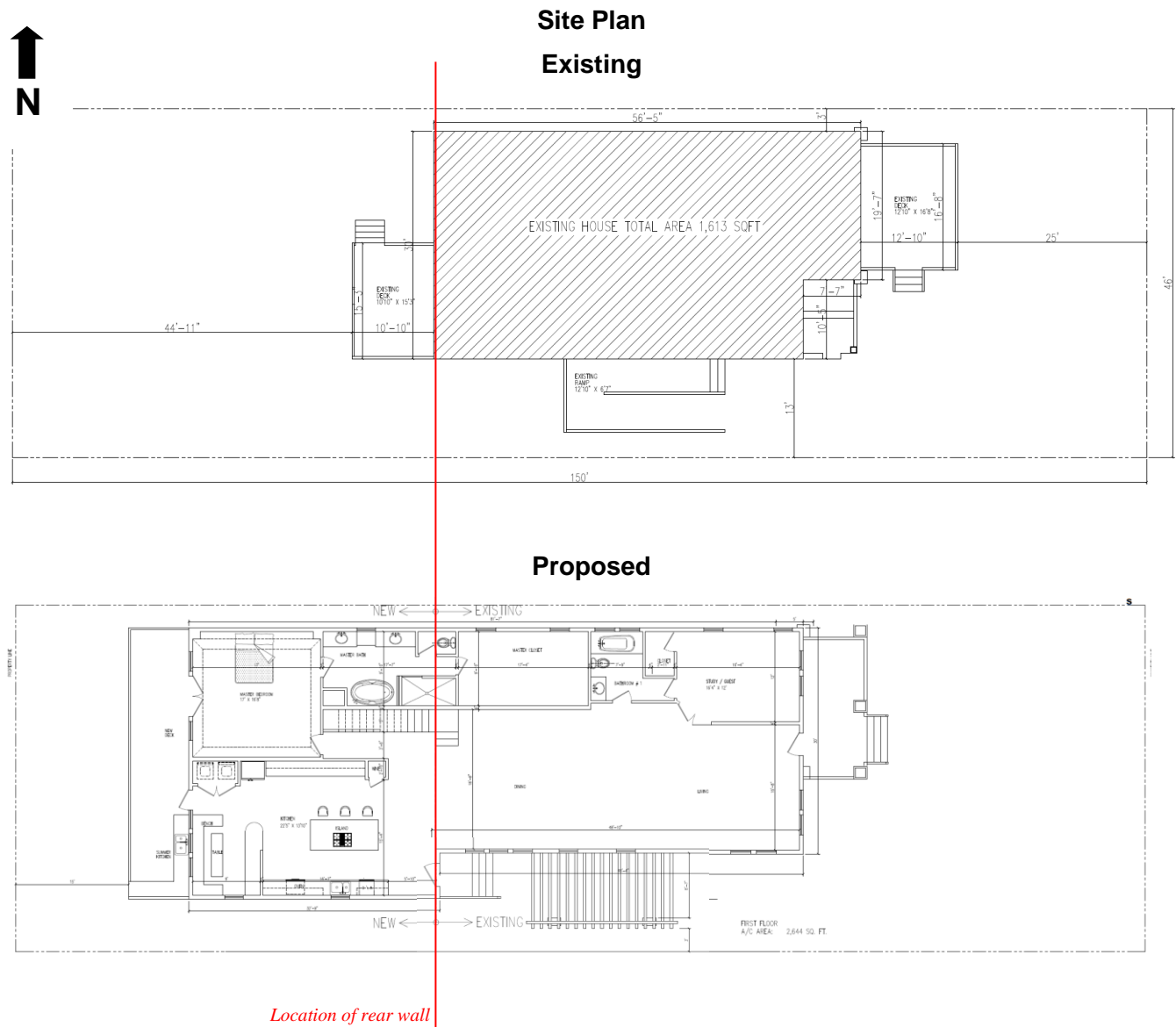


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## AGENDA ITEM: II.x

**HISTORIC DISTRICT:** Houston Heights South

HPO File No. 140225



## CERTIFICATE OF APPROPRIATENESS

## AGENDA ITEM: II.x

**HPO File No. 140225**

## page 10 of 23

**SITE LOCATION:** 641 Heights Boulevard

**AGENDA ITEM: II.x**

**HISTORIC DISTRICT:** Houston Heights South

**HPO File No. 140225**

**East Elevation (front facing Heights Boulevard)**

**Existing**



**Proposed**



**CERTIFICATE OF APPROPRIATENESS**

**SITE LOCATION:** 641 Heights Boulevard

**AGENDA ITEM: II.x**

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**HPO File No. 140225**

**South Elevation (facing side property line)**

**Existing**



**Proposed**



*Location of rear wall*

**CERTIFICATE OF APPROPRIATENESS**



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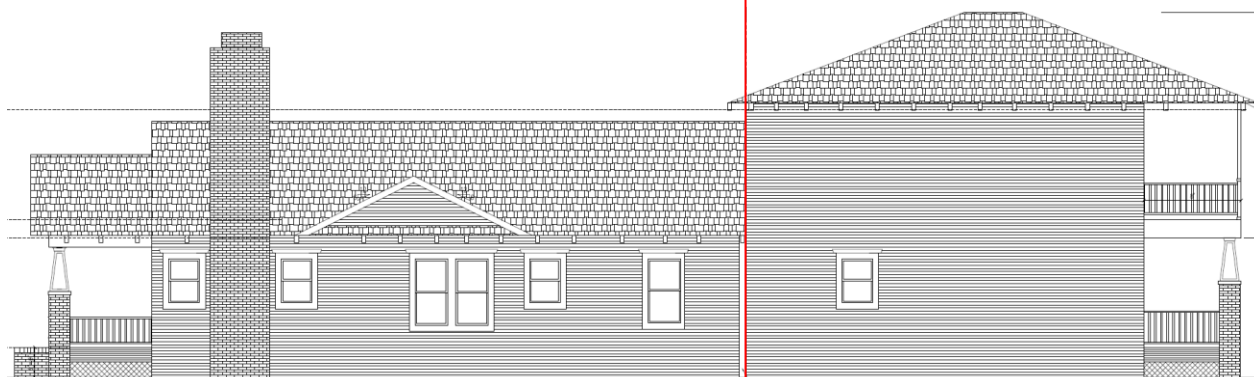
**HPO File No. 140225**

**North Elevation (facing side property line)**

**Existing**



**Proposed**



*Location of rear wall*

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**AGENDA ITEM: II.x**

**HISTORIC DISTRICT:** Houston Heights South

**HPO File No. 140225**

**West Elevation (facing rear property line)**

**Existing**



**Proposed**



**CERTIFICATE OF APPROPRIATENESS**

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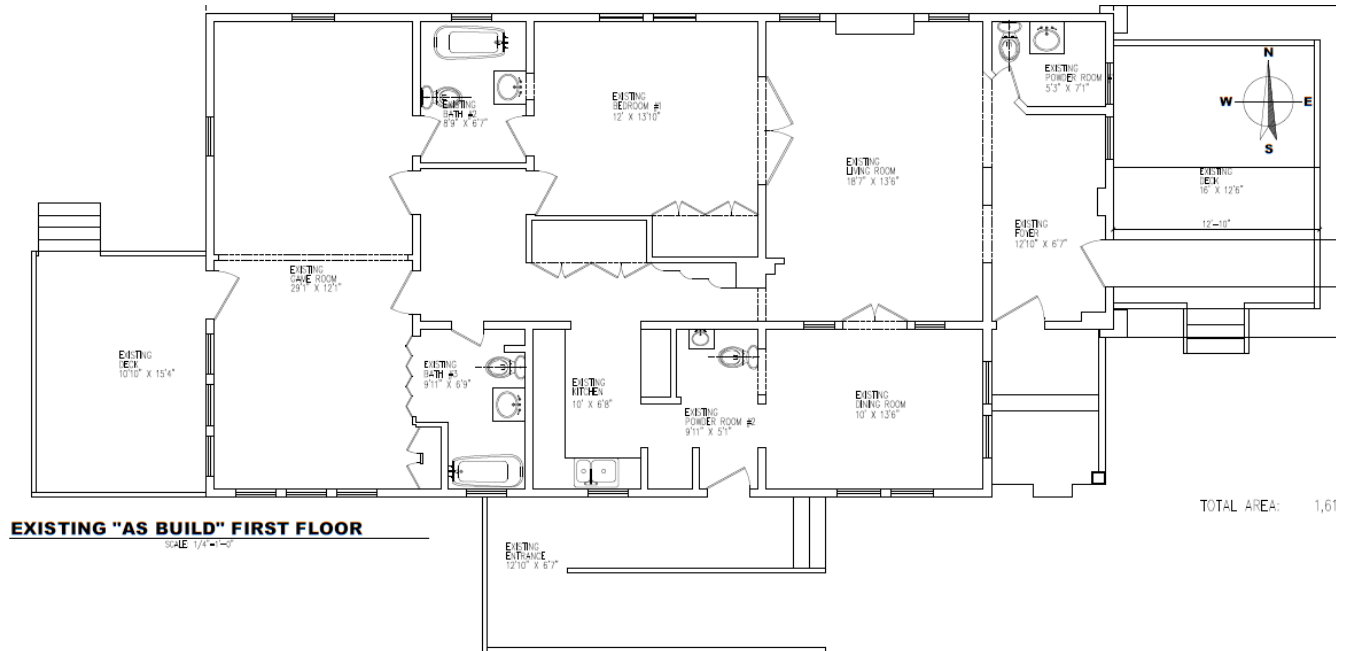
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**HISTORIC DISTRICT:** Houston Heights South

**HPO File No. 140225**

**Floor Plans**

**Existing**



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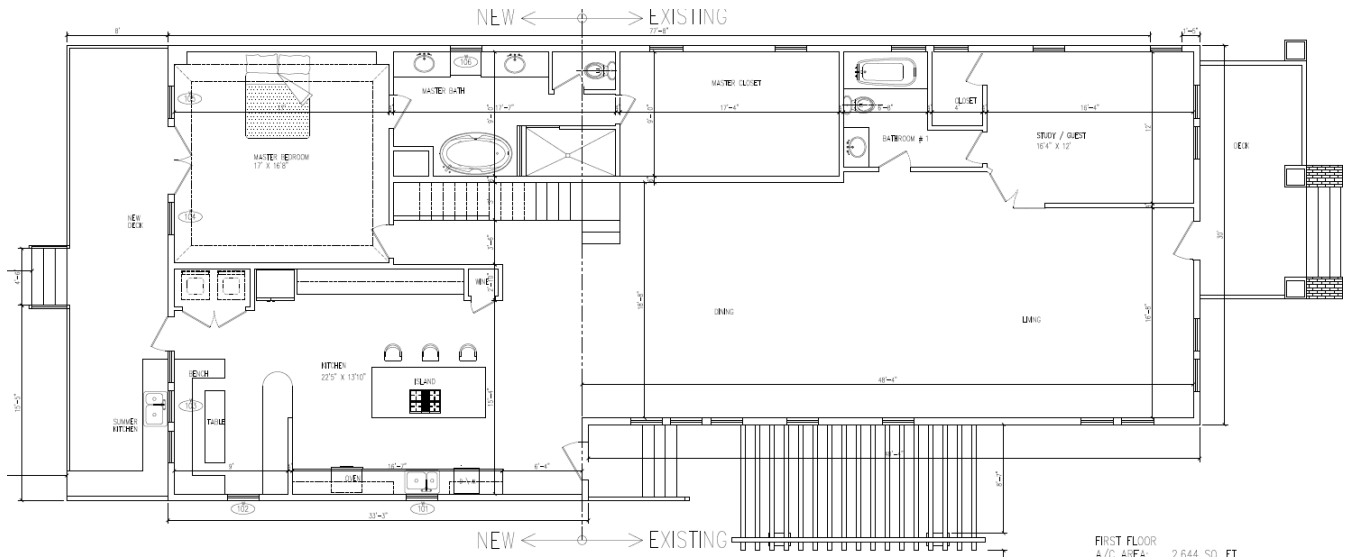
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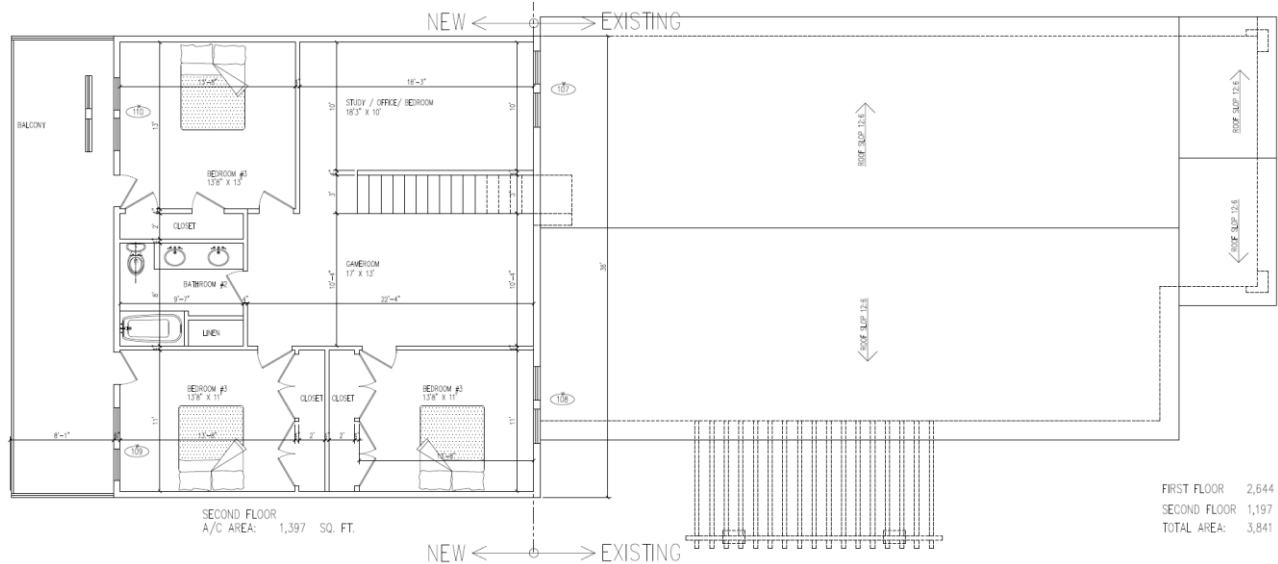
HPO File No. 140225

## Proposed Floor Plans

## First Floor



## Second Floor



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HISTORIC DISTRICT: Houston Heights South

HPO File No. 140225

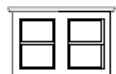
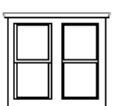
**Proposed Window Schedule**

(Locations Marked on Floor Plans)

**OPENING DIMENSION ONLY****WINDOW SCHEDULE****FIRST FLOOR**

W. NO.	WIDTH/HEIGHT	TYPE/ MATERIAL	ROOM
101 102 106	2'-6" x 3'-7"	SINGLE HUNG/ WOOD CASING 	KITCHEN MASTER BATHROOM
103	8'-10" x 3'-4"	SINGLE HUNG/ WOOD CASING 	KITCHEN
104 105	2'-8" x 5'-5"	SINGLE HUNG/ WOOD CASING 	MASTER BEDROOM

**SECOND FLOOR**

W. NO.	WIDTH/HEIGHT	TYPE/ MATERIAL	ROOM
107 108	2'-6" x 3'-7"	SINGLE HUNG/ WOOD CASING 	STUDY BEDROOM #3
109 110	5'-10" x 5'-5"	SINGLE HUNG/ WOOD CASING 	KITCHEN

**CERTIFICATE OF APPROPRIATENESS**

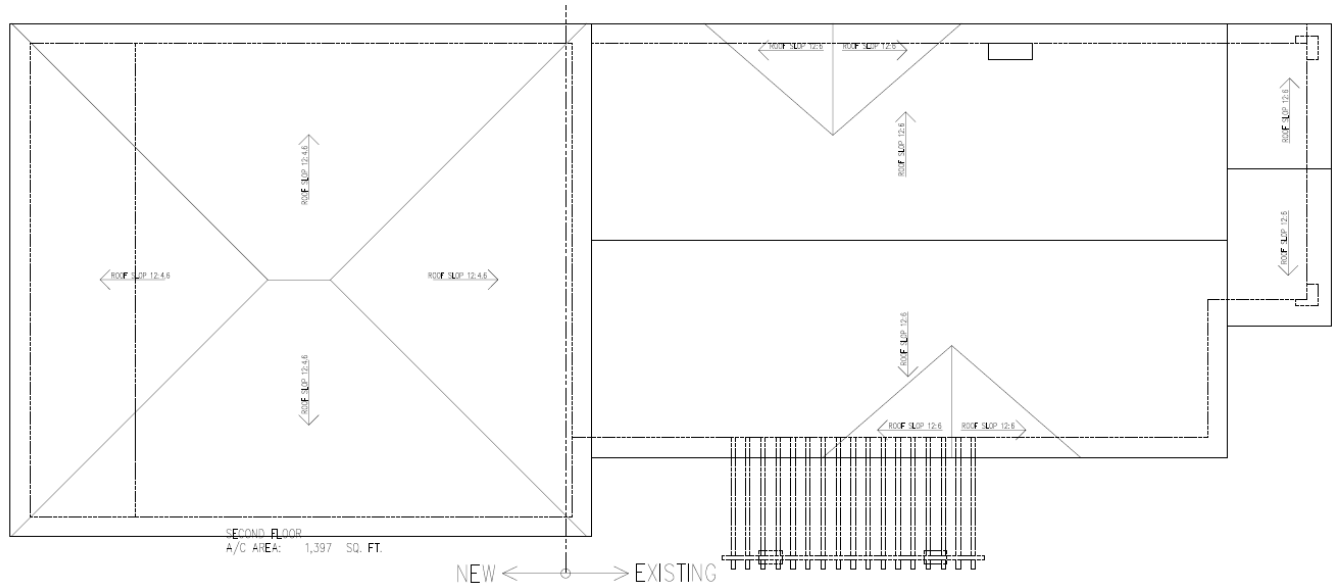
**SITE LOCATION:** 641 Heights Boulevard

## AGENDA ITEM: II.x

**HISTORIC DISTRICT:** Houston Heights South

HPO File No. 140225

## Roof Plan



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**SITE LOCATION:** 641 Heights Boulevard

**AGENDA ITEM: II.x**

**HISTORIC DISTRICT:** Houston Heights South

**HPO File No. 140225**

**Photos Provided By Applicant**



Front (East) Elevation



South Elevation



Rear (West) Elevation



Rear (West) Elevation

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**SITE LOCATION:** 641 Heights Boulevard

**AGENDA ITEM: II.x**

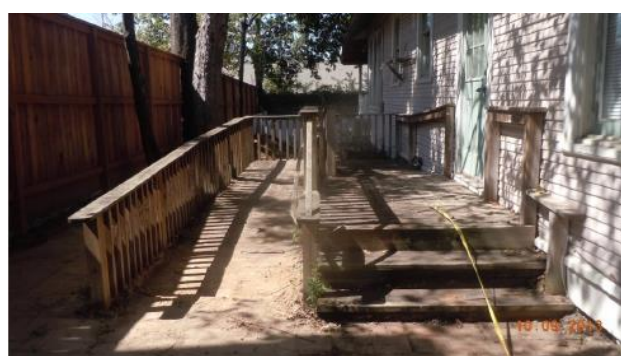
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**HPO File No. 140225**

**Detail Photos**



Porch Extension Roof Detail



Wheelchair Ramp

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**HISTORIC DISTRICT:** Houston Heights South

**HPO File No. 140225**

**Detail Photos**



**CERTIFICATE OF APPROPRIATENESS**

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**AGENDA ITEM: II.x**

**HISTORIC DISTRICT:** Houston Heights South

**HPO File No. 140225**

**Interior Photos**



Addition to original front porch



Original front wall  
Was cut out

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**HPO File No. 140225**

**3-D Rendering**



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